

BOOK 50 PAGE 729  
**CERTIFICATE OF PUBLICATION**  
From THE NEWS-POST Frederick, Md.

## TRUSTEES' SALE

By virtue of the appointment of Edwin F. Nikirk II and David L. Johnson as Trustees for the purpose of sale, and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, in a proceeding known as Wilbur R. Topper v. Nancy Lee Topper, et al, No. 244E Civil, dated November 27, 1984, the Trustees will offer for sale on the premises at 15908 Sixes Road, Taneytown, Maryland, on

**WEDNESDAY, JANUARY 23, 1985**

**AT 11:00 A.M.**

all of the herein described real estate, together with improvements thereon, known as 15908 Sixes Road, situate, lying and being in Emmitsburg Election District of Frederick County, Maryland, described as:

**BEING KNOWN AND DESIGNATED** as all that lot or parcel of land and improvements described in Deeds recorded under Liber 762, folio 326, among the Land Records of Frederick County, Maryland.

Being all and the same real estate as was conveyed unto Wilbur R. Topper and Nancy Lee Topper, his wife, as tenants by the entirety, by deed dated March 3, 1967, all that lot or parcel of land situate along the Toms Creek Road, in Emmitsburg Election District, Frederick County, Maryland, known as 15908 Sixes Road, and further described in Liber 762, folio 326, one of the Land Records of Frederick County, and containing 0.48 acre, more or less, with the improvements thereon.

**IMPROVEMENTS:** Subject property is improved with a single family brick ranch type three bedroom dwelling with an attached one-car garage. The dwelling is divided into living room, three (3) bedrooms, kitchenette, dining room, and one bath. There is a full basement with a concrete floor and concrete block foundation walls.

The Trustees reserve the right to reject any and all bids.

**TERMS OF SALE:** A deposit of ten percent (10%) of the purchase price will be required by the purchaser or purchasers on the date of sale and the balance of said purchase price to be paid within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. All State and County real estate taxes and other public charges will be adjusted to date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes are to be at the expense of the purchaser or purchasers.

For inspection and further information, contact:

**TROUT AUCTIONEERS, INC.,  
663-1555**

**EDWIN F. NIKIRK II**  
110 North Court Street  
Frederick, Maryland 21701  
662-1781

**DAVID L. JOHNSON**  
196 Pennsylvania Avenue  
Westminster, Maryland 21157  
848-1000

**JAMES G. TROUT, Auctioneer**  
15 North Court Street  
Frederick, Maryland 21701  
668-1555

Frederick, Md.

This is to certify that the annexed

*SALE*

was published in

*Trustees' Fred. News-Post*

2<sup>nd</sup> newspaper published in Frederick County on the following dates: *Jan. 3, 10, 17*

THE NEWS-POST

Per

*J. Blank*

EXHIBIT "1"

*Filed Feb. 13, 1985*